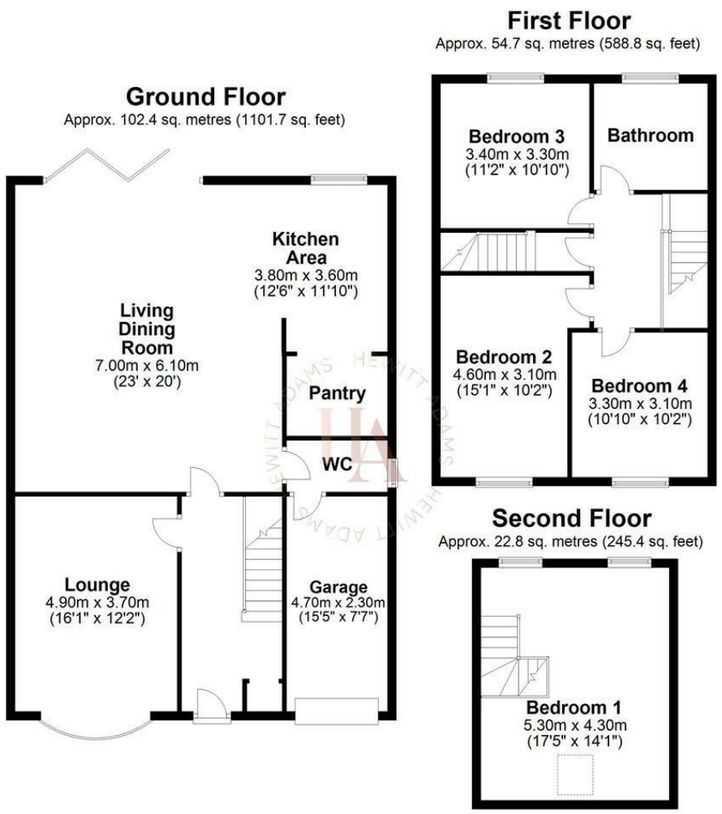

Total area: approx. 179.9 sq. metres (1936.0 sq. feet)
For illustration purposes only - not to scale

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HEWITT ADAMS
ESTATE & LETTING AGENTS

Sandham Grove, Wirral, CH60 1XN

Offers Over £550,000

4 Bedroom | 2 Reception | 1 Bathroom

Four Bedroom Semi - Huge Open-Plan Kitchen & Living Room - Sought After Area

Hewitt Adams is really pleased to market this gorgeous FOUR BEDROOM family home on the SOUGHT AFTER Sandham Grove in Heswall. This is a charming 1930's semi-detached family home that has been tastefully EXTENDED and modernised.

Key features include the impressive OPEN-PLAN kitchen dining living room, the LOFT-EXTENSION and the LANDSCAPED rear garden complete with OUTDOOR KITCHEN, (and treehouse!)

In brief the accommodation affords: entrance hall, lounge, open-plan kitchen dining living room, pantry, W.C. Upstairs and to the first floor there are three bedrooms and a LUXURIOUS four-piece bathroom. The loft extension provides a further large bedroom.

Externally there is a generous DRIVEWAY, GARAGE and landscaped rear garden offering patio, outdoor kitchen, lawn and even a treehouse.

This is quite possibly the ideal family home!

Call Hewitt Adams on 0151 342 8200 to view.

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Front Entrance
Into:

Hall
Staircase, radiator, power points

Lounge
16'0" x 12'1" (4.9 x 3.7)
Double glazed window, window seat, radiator, power points

Open Plan Kitchen Dining Living Room
23'11" x 26'10" (7.3 x 8.18)
MODERN open-plan kitchen dining living room with fitted kitchen with integrated appliances, inset sink, double glazed window, Velux windows, bi-folding doors, door into:

Pantry
Fantastic storage space

W.C.
W.C, wash basin, door into the garage

UPSTAIRS

Bedroom
15'1" x 10'2" (4.6 x 3.1)
Double glazed window, exposed floorboards, radiator, power points

Bedroom
11'1" x 10'9" (3.4 x 3.3)
Double glazed window, exposed floorboards, radiator, power points

Bedroom
10'2" x 7'11" (3.1 x 2.42)
Double glazed window, exposed floorboards, radiator, power points

Bathroom
Luxurious four-piece suite with free-standing bath, shower, low level W.C, wash hand basin, modern tiling, LED lighting and mirror, heated towel rail, double glazed window

LOFT EXTENSION

Bedroom
17'4" x 14'1" (5.3 x 4.3)
Double glazed window, exposed floorboards, radiator, power points

EXTERNALLY
Externally there is a generous DRIVEWAY, GARAGE and landscaped rear garden offering patio, outdoor kitchen, lawn and even a treehouse.

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